

Fill in this information to identify the case:Debtor name **Black Diamond Developers, L.P.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF TEXAS**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals****12/15****Part 1: Summary of Assets****1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from *Schedule A/B*..... \$ **2,725,852.00****1b. Total personal property:**Copy line 91A from *Schedule A/B*..... \$ **221,831.49****1c. Total of all property:**Copy line 92 from *Schedule A/B*..... \$ **2,947,683.49****Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ **166,848.80****3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ **0.00****3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ **2,500.00****4. Total liabilities**

Lines 2 + 3a + 3b

\$ **169,348.80**

Fill in this information to identify the case:Debtor name **Black Diamond Developers, L.P.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF TEXAS**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**☐ No. Go to Part 2.☒ Yes Fill in the information below.**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. **International Bank of Commerce****Business Checking****6328****\$26.49****4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$26.49**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**☒ No. Go to Part 3.☐ Yes Fill in the information below.**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**☒ No. Go to Part 4.☐ Yes Fill in the information below.**Part 4: Investments****13. Does the debtor own any investments?**☒ No. Go to Part 5.☐ Yes Fill in the information below.

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Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☐ No. Go to Part 8.
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Clubhouse furniture (See Exhibit 1)	Unknown	Comparable sale	\$34,000.00
	6 round outdoor patio tables	Unknown	Comparable sale	\$600.00
	18 exterior patio chairs	Unknown	Comparable sale	\$450.00
	12 outdoor pool lounge chairs	Unknown	Comparable sale	\$360.00
	8 cafe dining tables	Unknown	Comparable sale	\$480.00
	22 cafe dining chairs	Unknown	Comparable sale	\$660.00
	18 lobby chairs	Unknown	Comparable sale	\$720.00
	6 marble accent tables	Unknown	Comparable sale	\$240.00
	1 reception desk	Unknown	Comparable sale	\$250.00
	1 storage shelf	Unknown	Comparable sale	\$150.00
	1 reception desk - golf pro shop	Unknown	Comparable sale	\$150.00
	20 assorted golf merchandise displays	Unknown	Comparable sale	\$600.00

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	1 office desk in golf pro shop	Unknown	Comparable sale	\$150.00
	1 office chair - golf pro shop	Unknown	Comparable sale	\$100.00
	2 lounge chairs - golf pro shop	Unknown	Comparable sale	\$100.00
	1 filing cabinet - golf pro shop	Unknown	Comparable sale	\$40.00

40.	Office fixtures			
41.	Office equipment, including all computer equipment and communication systems equipment and software IT equipment and electronics (See Exhibit 2)	Unknown	Comparable sale	\$15,140.00

42.	Collectibles <i>Examples:</i> Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			
43.	Total of Part 7. Add lines 39 through 42. Copy the total to line 86.			\$54,190.00

44.	Is a depreciation schedule available for any of the property listed in Part 7? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
45.	Has any of the property listed in Part 7 been appraised by a professional within the last year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Part 8: Machinery, equipment, and vehicles

46.	Does the debtor own or lease any machinery, equipment, or vehicles? <input type="checkbox"/> No. Go to Part 9. <input checked="" type="checkbox"/> Yes Fill in the information below.			
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	General description <small>Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)</small>	Net book value of debtor's interest <small>(Where available)</small>	Valuation method used for current value	Current value of debtor's interest
47.	Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
48.	Watercraft, trailers, motors, and related accessories <i>Examples:</i> Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels			
49.	Aircraft and accessories			
50.	Other machinery, fixtures, and equipment (excluding farm machinery and equipment) Restaurant and bar machinery and large equipment (See Exhibit 3)	Unknown	Comparable sale	\$44,450.00
	Restaurant tools, small equipment, and supplies (See Exhibit 4)	Unknown	Comparable sale	\$15,035.00

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Golf course machinery (See Exhibit 5)	Unknown	Comparable sale	\$71,025.00
Sports Center Equipment (See Exhibit 6)	Unknown	Comparable sale	\$34,100.00
Sports Workout Equipment (See Exhibit 7)	Unknown	Comparable sale	\$3,005.00

51. **Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

\$167,615.0052. **Is a depreciation schedule available for any of the property listed in Part 8?**☐ No☒ Yes53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**☒ No☐ Yes**Part 9: Real property**54. **Does the debtor own or lease any real property?**☐ No. Go to Part 10.☒ Yes Fill in the information below.55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property
Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).

Nature and extent of debtor's interest in property

Net book value of debtor's interest
(Where available)

Valuation method used for current value

Current value of debtor's interest

55.1. **Real property and improvements on a tract of land out of Cimarron Country Club, Phase I, Sections I, II, III, and IV, additions to the City of Mission, Hidalgo County, Texas, According to the resubdivision maps thereof recorded in Volume 23, Pages 198, 199, and 200 and Volume 24, Page 1, Map Records of Hidalgo County, Texas.**

Fee simple

Unknown

Tax records

\$2,355,873.00

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55.2. Real property and improvements located at Palm Valley Groves Inc. UT 2 E12.203 AC-W 31.383AC & E2.46AC 14.663AC Net	Fee simple	Unknown	Tax records	\$346,057.00
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55.3. Real property located at John H. Shary 8.86 acres AN IRR TR Lot 142	Fee simple	Unknown	Tax records	\$23,922.00
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56. Total of Part 9.	\$2,725,852.00
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Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

57. Is a depreciation schedule available for any of the property listed in Part 9?

☐ No☒ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

☐ No☒ Yes**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

☒ No. Go to Part 11.☐ Yes Fill in the information below.**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.☒ Yes Fill in the information below.Current value of
debtor's interest71. **Notes receivable**
Description (include name of obligor)72. **Tax refunds and unused net operating losses (NOLs)**
Description (for example, federal, state, local)73. **Interests in insurance policies or annuities**74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

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Possible tort claims against Homeowners Association of Cimarron, Inc., Joseph F. Phillips, Keith Moore, Ricardo Lee Salinas, Larry Fair, Norrie Gonzalez, Armando O'Can, Jaime Acevedo, Jessica Ortega, and City of Mission

Unknown

Nature of claim

Amount requested

\$0.00

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

☒ No

☐ Yes

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Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$26.49	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$54,190.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$167,615.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$2,725,852.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	\$0.00	
91. Total. Add lines 80 through 90 for each column	\$221,831.49	\$2,725,852.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$2,947,683.49

ITEM DESCRIPTION	AMOUNT ON HAND	ESTIMATED MARKET VALUE
Wood Infant High Chairs	6	\$180
Assorted Filing Cabinets	7	\$350
Assorted Bar Stools	20	\$600
Assorted Office Desk Chairs	7	\$280
Assorted Office Desks	7	\$700
Assorted Sofas	6	\$600
Assorted Wall Mirrors	4	\$200
Shuffleboard Game Table	1	\$400
Poker Table & 8 Chair Set	1	\$300
Rectangular High Top Wood Table	2	\$400
High Top Table Chair	16	\$480
Four-Top Bar Dining Table	6	\$900
Four-Top Bar Dining Table Chair	24	\$720
Round Patio Exterior Tables	6	\$600
Patio Exterior Chairs	24	\$600
Locker Room Lounge Table	7	\$700
Locker Room Lounge Table Chair	31	\$930
Assorted Paintings & Wall Décor	20	\$3,000
Assorted Large Decorative Vases & Pots	3	\$180
Small Plastic Utility Table	3	\$30
Assorted Ornamental Table	8	\$400
Outdoor Pool Lounge Chair	1	\$30
Assorted Decorative Wall Clocks	3	\$180
Patio Outdoor Heater	1	\$100
Assorted Banquet Ornaments	120	\$1,200
Assorted Seasonal Ornaments	80	\$800
Dining Room Wooden Square Table	18	\$2,160
Dining Room Chair	50	\$3,000
Large Rectangular Dining Table	2	\$500
Large Round Dining Table	3	\$900
4-Foot Rectangular Banquet Table	7	\$560
Serpentine (Semi-Circular) Banquet Table	4	\$600
6-Foot Banquet Round Table	28	\$3,360
6-Foot Rectangular Buffet Table	5	\$600
5-Foot Banquet Round Table	6	\$600
4-Foot Banquet Round Table	2	\$180
Banquet Chair With Cover	384	\$5,760
Portable Laminate Dance Floor	1	\$600
6-Foot Plastic Tables	8	\$320
TOTAL VALUE		\$34,000

ITEM DESCRIPTION	AMOUNT ON HAND	ESTIMATED MARKET VALUE
Assorted Flat Screen Televisions	20	\$3,000
Wireless Bluetooth Speakers	4	\$120
Assorted Projectors	2	\$500
Assorted Small Office Printers	4	\$200
Assorted EPSON Order Printers	5	\$500
Assorted Projectors Screens	2	\$160
Assorted EPSON Receipt Printers	5	\$500
Russound Audio Amplifiers	2	\$500
Biometric Time Clocks	4	\$600
Assorted Network Switches	7	\$2,100
Hewlett-Packard Server Computer	1	\$500
Computers	14	\$3,500
Assorted Computer Monitors	9	\$360
Micros Touchscreen Computers	6	\$600
Canon iR-ADV C5235 Large Office Printer	1	\$2,000
TOTAL VALUE		\$15,140

ITEM BRAND	MODEL NUMBER	ITEM DESCRIPTION	AMOUNT ON HAND	ESTIMATED MARKET VALUE
TRUE	GDM-12	One-Section Glass Door Refrigerator	1	\$150
ASBER	ARF-23 -HF	One-Section Reach-In Freezer	1	\$700
TRI-STAR	TSF-3540-N	Gas Deep Fryer	2	\$400
TRI-STAR	N/A	Flat Top Griddle	1	\$200
TRI-STAR	N/A	Charbroiler	1	\$200
FRIDGCON	FPP-44	One-Door Refrigerated Pizza Prep Table 44"	1	\$350
FRIDGCON	FPP-67	Two-Door Refrigerated Pizza Prep Table 67"	1	\$450
AMANA	RCS10DSE	Medium-Duty Microwave Oven	1	\$200
RANDELL	2010M	23 Cu Ft Reach-In Single Door Refrigerator	1	\$750
AMERICAN RANGE	N/A	Heavy Duty Restaurant Range With Oven	2	\$1,200
VULCAN	VC44	Double Full Size Electric Convection Oven	2	\$7,000
CLEVELAND	22CET3.1	3-Pan Convection Steamer	1	\$1,500
MANITOWOC	KDT0700A-261	Ice Maker	1	\$2,500
MANITOWOC	SD1472C-161	Ice Maker	1	\$750
FOLLETT	SG1300S-48	48" Ice Bin 1320 lbs Capacity	2	\$1,600
AMERICAN BEVERAGE EQUIPMENT	EXTRA 1/2 HP	1/2 Horsepower Electric Glycol Chiller System	1	\$2,000
RANDELL	2010FM	Reach-In Single Wide Door 24 Cu Ft Freezer	1	\$800
TRUE	TS-49	Two Section Reach In Refrigerator	2	\$1,800
HOBART	2612	Commercial Deli Meat Slicer	1	\$600
ROBOT COUPE	R301 ULTRA	3-1/2 Qt. Standard Food Processor	1	\$400
HOBART	K45SS	10 Speed Solid State Stand Mixer	1	\$100
WARING	WCT708	Commercial Slot Toaster With 4 Slice Capacity	1	\$50
UNIVEX	SRM20	20-Quart Planetary Stand Mixer	1	\$750
HOBART	H600	60-Quart Stand Mixer	1	\$2,000
ITALFORNI	N/A	Stone Conveyor Pizza Oven	1	\$3,500
IMPERIAL	PCVG-1	Single Full Size Natural Gas Convection Oven	1	\$1,500
CARTER HOFFMAN	N/A	Heated Banquet Cabinet	2	\$1,500
TRUE	T-49	Two Section Reach In Refrigerator	1	\$900
TRUE	TSSU-72-30M-B-ST	72" Sandwich & Salad Refrigerated Prep Table	1	\$1,200
KENMORE	110.22622100	Washing Machine	1	\$100
KENMORE	110.60202990	Dryer Machine	1	\$100
CRES-COR	Crown X	Insulated Warm/Cool Food Holding Cabinet	3	\$1,200

RANDELL	9303-7	48" Dual Door Sandwich & Salad Prep Cooler	1	\$750
PERLICK	FR36	36" 142 Glass Underbar Glass and Plate Chiller	1	\$750
PERLICK	BBS60-RT	2-Door Refrigerated Back Bar Storage Cabinet	2	\$1,900
ADCRAFT	N/A	Hot Dog Roller Grill	1	\$100
RANDELL	9802-7M	36" Refrigerated Counter & Work Top	1	\$350
PARAGON INTERNATIONAL	1911	Popcorn Machine	1	\$150
TRUE	TDD-1	24" Kegerator Beer Dispenser With 1- Keg Capacity	2	\$700
TRUE	TM-52	52 Cu Ft Commercial Refrigerator Solid 2-Door	1	\$900
HOSHIZAKI	KM-901MRJ	Ice Maker	1	\$750
FRIGIDAIRE	FFCE1655US	1.6 Cu. Ft. Countertop Microwave Oven	1	\$50
CHEF'S CHOICE	N/A	Food Warmer	1	\$50
TRUE	T-49DT-4	54" Two Section Commercial Refrigerator Freezer	1	\$1,500
Panasonic	NN-SB658S	1.3 Cu Ft 1100W Microwave Oven	1	\$50

TOTAL VALUE	\$44,450
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ITEM DESCRIPTION	AMOUNT ON HAND	ESTIMATED MARKET VALUE
Assorted Handwashing Sinks	4	\$400
Assorted Dishwashing Sinks	6	\$1,500
Assorted Tablecloths	30	\$30
Half Sheet Aluminum Baking Pans	30	\$60
Full Sheet Aluminum Baking Pans	140	\$560
Assorted Plastic Dishwashing Racks	45	\$450
Assorted Plastic Bus Tubs	15	\$45
Assorted Cooking Utensils (Tongs, Whisks, Spoons, Ladles, Spatulas & Graters)	200	\$400
Assorted Utility Carts With Wheels	8	\$320
Assorted Dinner Plates	350	\$700
Assorted Salad Plates	300	\$450
Assorted Coffee Cups	300	\$300
Assorted Bread Plates	300	\$300
Assorted Fruit Cups	300	\$300
Assorted Cooking Pans	20	\$160
Assorted Cooking Pots	20	\$200
Assorted Cooking Skillets	60	\$240
Assorted Server Trays	30	\$180
Assorted Strainers	10	\$60
Assorted Plastic Storage Containers	50	\$300
Assorted Metal Mixing Bowls	15	\$90
Utility Floor Fans	2	\$80
Assorted Janitorial Supplies (Mops, Brooms, Dustpans, Buckets)	20	\$40
Assorted Glassware	700	\$1,400
Assorted Fryer Baskets	6	\$120
Assorted Plastic Cutting Boards	15	\$60
Assorted Buffet Ceramic Ware	100	\$300
Assorted Metal Shelves	40	\$1,000
Assorted Speed Racks	10	\$200
Assorted Plastic Garbage Cans	10	\$200
Assorted Stainless Steel Work Tables	15	\$1,500
Assorted Pitchers	25	\$50
Assorted Stainless Steel Coffee Creamers	20	\$40
Assorted Stainless Steel Silverware	1500	\$1,500
Assorted Stainless Steel Chafers	20	\$600
Assorted Heat Lamps	5	\$150
Bar Stainless Steel Ice Bin	1	\$150
Assorted Dunnage Racks	6	\$180
Assorted Rubber Floor Mats	10	\$150
Assorted Utility Ladders	3	\$120
Assorted Vacuum Cleaners	3	\$150

TOTAL VALUE	\$15,035
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BRAND	MODEL NUMBER	SERIAL NUMBER	ESTIMATED MARKET VALUE
TORO	3250 D Greensmaster	311000563	\$2,500
TORO	3250 D Greensmaster	314004031	\$2,500
TORO	Multipro 5700 Spray Rig	8C3332	\$2,000
TORO	Rimster 3100 D Sidewinder	280000398	\$4,500
TORO	Sandpro 5040	401034394	\$2,500
TORO	Groundmaster 360	31100405	\$3,000
TORO	Reelmaster 5510	312000434	\$6,500
TRU TURF	Roller RS48-11D	R12832	\$4,000
TORO	Groundmaster 4500	3120005004	\$2,000
TORO	Procore 648	314000405	\$8,000
KUBOTA	L4630	33700	\$6,500
PROGRESSIVE	Proflex 120 Rotary Mower	16272209	\$4,000
TORO	Reelmaster 5510	316001214	\$6,500
TORO	ProPass 200	312000320	\$325
KUBOTA	ZD326HL Lawn Mower	10473	\$5,000
JOHN DEERE	5220 Tractor	52205222280	\$4,000
JOHN DEERE	970 Tractor	CH4045D015994	\$3,000
1ST PRODUCTS	AERA-vator	683	\$200
TORO	Workman MDX	315000905	\$500
TORO	Workman MDX	315000906	\$500
TORO	Workman MDX	315000833	\$500
TORO	Workman	220000456	\$500
N/A	Dump Trailer	N/A	\$1,500
N/A	Black Trailer	N/A	\$500
TOTAL VALUE			\$71,025

ITEM BRAND	MODEL NUMBER	ITEM DESCRIPTION	AMOUNT ON HAND	ESTIMATED MARKET VALUE
Precor	C776i	Climbing Machine	1	\$600
Detecto	3P70	Physician Scale	3	\$300
Star Trac	N/A	Spinning Indoor Bicycle	13	\$3,900
Technogym	N/A	Cable Crossover Machine	1	\$1,000
Technogym	N/A	Smith Machine	1	\$1,000
Technogym	N/A	Chest Press Machine	1	\$1,000
Technogym	N/A	Incline Press Machine	1	\$1,000
Technogym	N/A	Pectoral Fly/Rear Deltoid Fly Machine	1	\$1,000
Technogym	N/A	Seated Dip Machine	1	\$1,000
Technogym	N/A	Shoulder Press Machine	1	\$1,000
Concept	N/A	Seated Indoor Rowing Machine	1	\$1,000
Technogym	N/A	Lat Pulldown Machine	1	\$1,000
Technogym	N/A	Bicep Curl Machine	1	\$1,000
Technogym	N/A	Standing Calf Machine	1	\$1,000
Technogym	N/A	Leg Extension Machine	1	\$1,000
Technogym	N/A	Seated Leg Curl	1	\$1,000
Technogym	N/A	Inner Thigh Machine	1	\$1,000
Technogym	N/A	Seated Abdominal Machine	1	\$1,000
Precor	N/A	Prone Ab Bench Machine	1	\$600
Precor	N/A	Body Stretch Machine	2	\$800
Precor	N/A	Knee Raise Machine	1	\$700
Precor	N/A	Decline Bench	1	\$200
Precor	N/A	Incline Bench	1	\$200
Precor	N/A	Flat Bench	1	\$200
Freemotion	DVRS	Treadmill Incline Trainer	4	\$4,000
Precor	EFX 546i	Elliptical Trainer	3	\$3,000
Stairmaster	3800RC	Recumbent Bicycle	1	\$700
Star Trac	E-RB	Recumbent Bicycle	1	\$900
Precor	AMT 885	Climbing Machine	2	\$2,000
Technogym	N/A	Climbing Machine	1	\$1,000
TOTAL VALUE				\$34,100

ITEM DESCRIPTION	AMOUNT ON HAND	ESTIMATED MARKET VALUE
Medicine Balls	3	\$30
Dumbbells	40	\$400
TRX Cords	1	\$30
Yoga Mats	6	\$30
Wrestling Mats	12	\$600
Yoga Blocks	6	\$30
Punching Bags	2	\$60
Resistance Bands	6	\$30
Swimming Kick Boards	10	\$100
Tennis Ball Baskets	2	\$50
Yoga Balls	9	\$45
Weight Racks	2	\$800
Barbell Power Rack	1	\$800
TOTAL VALUE		\$3,005

Fill in this information to identify the case:Debtor name **Black Diamond Developers, L.P.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF TEXAS**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property**

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Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.☒ Yes. Fill in all of the information below.**Part 1: List Creditors Who Have Secured Claims****2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A

Amount of claim

Do not deduct the value of collateral.

\$77,775.41

Column B

Value of collateral that supports this claim**\$2,355,873.00****2.1 FGMS Holdings, LLC**

Creditor's Name

**8401 Datapoint Dr., Suite 1000
San Antonio, TX 78229**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

4/28/2022

Last 4 digits of account number

4077

Do multiple creditors have an interest in the same property?

☒ No☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

Real property and improvements at Cimarron Country Club Sections 1 - 4, Phase I Golf Course & Clubhouse Areas Exc 0.903 AC AN IRR TRS & ADJ LT 15 & Lot 1 Blk 34 Sec 3 Phase 1 and at Palm Valley Groves, Inc.

Describe the lien

Statutory Lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed**2.2 Hidalgo County Tax Assessor**

Creditor's Name

**P.O. Box 178
Edinburg, TX 78540**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

2022

Describe debtor's property that is subject to a lien

Real property and improvements at Palm Valley Groves, Inc. UT 2 E12.203 AC-W 31.484AC & E2.46AC 14.663AC Net

Describe the lien

Statutory Lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)**\$8,848.33****\$346,057.00**

Debtor **Black Diamond Developers, L.P.**

Name

Case number (if known)

Last 4 digits of account number

0000

Do multiple creditors have an interest in the same property?

☒ No☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed

2.3

Hidalgo County Tax Assessor

Creditor's Name

P.O. Box 178
Edinburg, TX 78540

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

2022

Last 4 digits of account number

0000

Do multiple creditors have an interest in the same property?

☒ No☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

Real property and improvements at Cimarron Country Club Sections 1 - 4, Phase I Golf Course & Clubhouse Areas Exc 0.903 AC AN IRR TRS & ADJ LT 15 & Lot 1 Blk 34 Sec 3 Phase 1

\$60,237.31

\$2,355,873.00

Describe the lien

Statutory Lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed

2.4

Hidalgo County Tax Assessor

Creditor's Name

P.O. Box 178
Edinburg, TX 78540

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

2021 and 2022

Last 4 digits of account number

0010

Do multiple creditors have an interest in the same property?

☒ No☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

Restaurant and bar machinery and large equipment (See Exhibit 3)

\$19,502.86

\$44,450.00

Describe the lien

Statutory Lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed

2.5

Hidalgo County Tax Assessor

Describe debtor's property that is subject to a lien

\$484.89

\$23,922.00

Debtor **Black Diamond Developers, L.P.**
Name

Case number (if known)

Creditor's Name

John Shary 8.86 acres Lot 142**P.O. Box 178
Edinburg, TX 78540**

Creditor's mailing address

Describe the lien

Statutory Lien

Is the creditor an insider or related party?

☒ No☐ Yes

Is anyone else liable on this claim?

☒ No☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Date debt was incurred

2022

Last 4 digits of account number

1420

Do multiple creditors have an interest in the same property?

☒ No☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent☐ Unliquidated☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$166,848.80**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

Ovation Services, LLC**P.O. Box 8549****Pompano Beach, FL 33065-8549**Line 2.1**4077**

Fill in this information to identify the case:Debtor name **Black Diamond Developers, L.P.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF TEXAS**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims****12/15**

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.☐ Yes. Go to line 2.**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

3.1	Nonpriority creditor's name and mailing address Homeowners' Association of Cimarron, Inc c/o Peralez Franz LLP 1416 Dove Ave. McAllen, TX 78504 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Alleged damages, costs and attorney's fees in declaratory judgment lawsuit</u> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Unknown
3.2	Nonpriority creditor's name and mailing address Joseph F. Phillips c/o Earl & Associates, PC 10007 Huebner Rd., Suite 303 San Antonio, TX 78240 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Alleged damages, costs and attorney's fees in declaratory judgment lawsuit</u> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Unknown
3.3	Nonpriority creditor's name and mailing address Keith Moore c/o Peralez Franz, LLP 1416 Dove Ave. McAllen, TX 78504 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Alleged damages, costs and attorney's fees in declaratory judgment lawsuit</u> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Unknown
3.4	Nonpriority creditor's name and mailing address Moore, Lyles, McCarty & McGilvray, LLC 501 W. Nolana Avenue McAllen, TX 78504 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Accounting services</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,500.00

Debtor **Black Diamond Developers, L.P.**
Name

Case number (if known)

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts		
5a.	\$	0.00
5b.	+	\$ 2,500.00
5c.	\$	2,500.00

Fill in this information to identify the case:Debtor name **Black Diamond Developers, L.P.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF TEXAS**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206G****Schedule G: Executory Contracts and Unexpired Leases****12/15****Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.****1. Does the debtor have any executory contracts or unexpired leases?**☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.☒ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).*Property***2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

**Gross lease of real property and improvements for country club operation
8 years****CCC Operations
2807 Santa Erica Street
Mission, TX 78572**

Fill in this information to identify the case:Debtor name **Black Diamond Developers, L.P.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF TEXAS**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206H
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☒ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☐ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

*Column 1: Codebtor**Column 2: Creditor*

Name	Mailing Address	Name	Check all schedules that apply:
2.1	Street City State Zip Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.2	Street City State Zip Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.3	Street City State Zip Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.4	Street City State Zip Code		<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

Fill in this information to identify the case:Debtor name **Black Diamond Developers, L.P.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF TEXAS**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule
- ☐ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **November 3, 2022**

X



Signature of individual signing on behalf of debtor

Maria del Pilar Kamel

Printed name

Member Black Diamond Developers GP, LLC, its general partner

Position or relationship to debtor